

**Washington County Planning Commission Meeting
May 13, 2008**

Item #3. CONDITIONAL USE PERMIT. Review permission to operate an aggregate processing plant and crushing operation in an existing grand fathered pit in the containing 22.39 acres, a portion of Section 32, T39S, R16W, SLB&M, generally located east of Veyo. Sunroc Corporation/Russell Leslie and Dana Truman, applicants.

The planner explained that this is a use requested within the A-10 zone under a grandfather clause, whereas the cinder pit was in existence since the zoning ordinance was adopted in 1972. The applicant is purchasing the 22-acre pit and wants to operate an aggregate processing plant or a crushing operation on site. The planner showed the location of roads, stock piles, equipment and overhead power lines on a displayed site plan. If there is to be any employees on site, the applicant needs to provide sanitary facilities. The planner explained that staff was unable to find minutes that the use was ever approved, and that is why it is being reviewed as a new request. Also, it is the responsibility of the applicant to provide that proof. The planner advised that there have been complaints about dust from the cinders, so water use should be addressed.

Russell Leslie, applicant, said that they do not currently own the property, but they do have a purchase agreement. Sunroc Corporation has not done any crushing on this property.

Motion was made by Commissioner Hepworth to recommend approval for a Conditional Use Permit Extension to operate an aggregate processing plant and crushing operation in an existing grand fathered pit generally located east of Veyo, for a period of one (1) year, with conditions that the applicant maintain air quality, with dust control and also provide sanitary facilities. Commissioner Ford seconded the motion. Four (4) commissioners voted Aye. The motion carried.